

LEXINGTON PRESERVE BUSINESS PARK

I-35W & Lexington Ave

..... Blaine, MN.....



DESIGN BUILD SITES

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CBRE



CSM



FEATURES

- 40,000 to 200,000 SF at I-35W and Lexington Avenue NE.
- Custom design built-to-suit or lead tenant opportunity.
- Prime sites in a strong market location.
- Growing area workforce.
- Visible to 51,000 VPD on I-35W.
- Beautiful, natural, campus-like setting with numerous ponds.
- Corporate neighbors include: Aveda, Streamworks, Karl Dungs, Carlson McCain and Mid-State Metal Works.

NET RENTAL RATES:

Negotiable

2023 (EST.) EXPENSES:

TBD

DELIVERY

Q1 2024

PROPERTY DESCRIPTION

Lexington Preserve Business Park is a premier new development opportunity by CSM Corporation. The development offers state-of-the-art industrial and office facilities in a premier north central metro location.

Benefits of the location include immediate freeway access to I-35W and State Hwy 610. Additionally, there are numerous retail stores and restaurants in the immediate area including the Blaine Villages Shopping Center.

CBRE

800 LaSalle Ave
Suite 1900
Minneapolis, MN 55402
www.cbre.com/minneapolis

Property Specifications

AVAILABLE SF

40,000 - 200,000 SF

AVAILABLE ACREAGE

Lots from 6.65 - 12.44 acres

OFFICE

Build-to-suit

CLEAR HEIGHT

Flexible - 20' - 36'

LOADING

Docks and drive-ins available

UTILITIES

All City of Blaine Municipal Utility services are installed in the street abutting the site; the site is free and clear of Special Assessments for these services.

FIBER

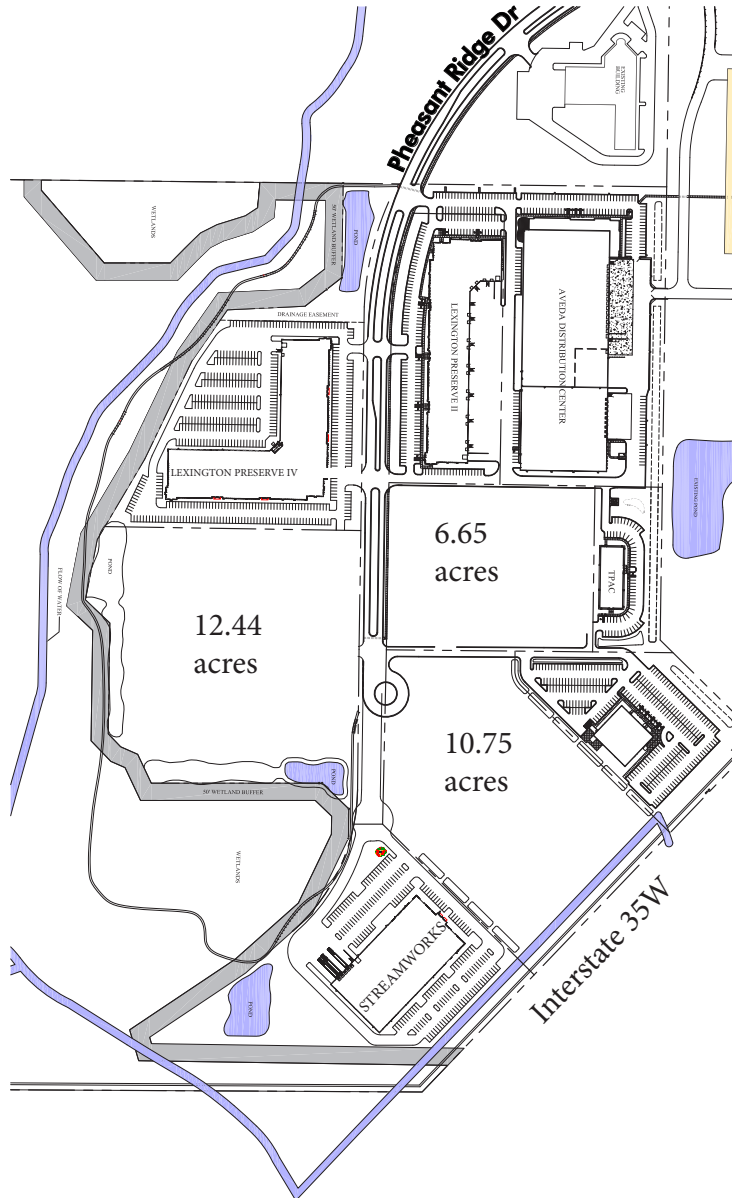
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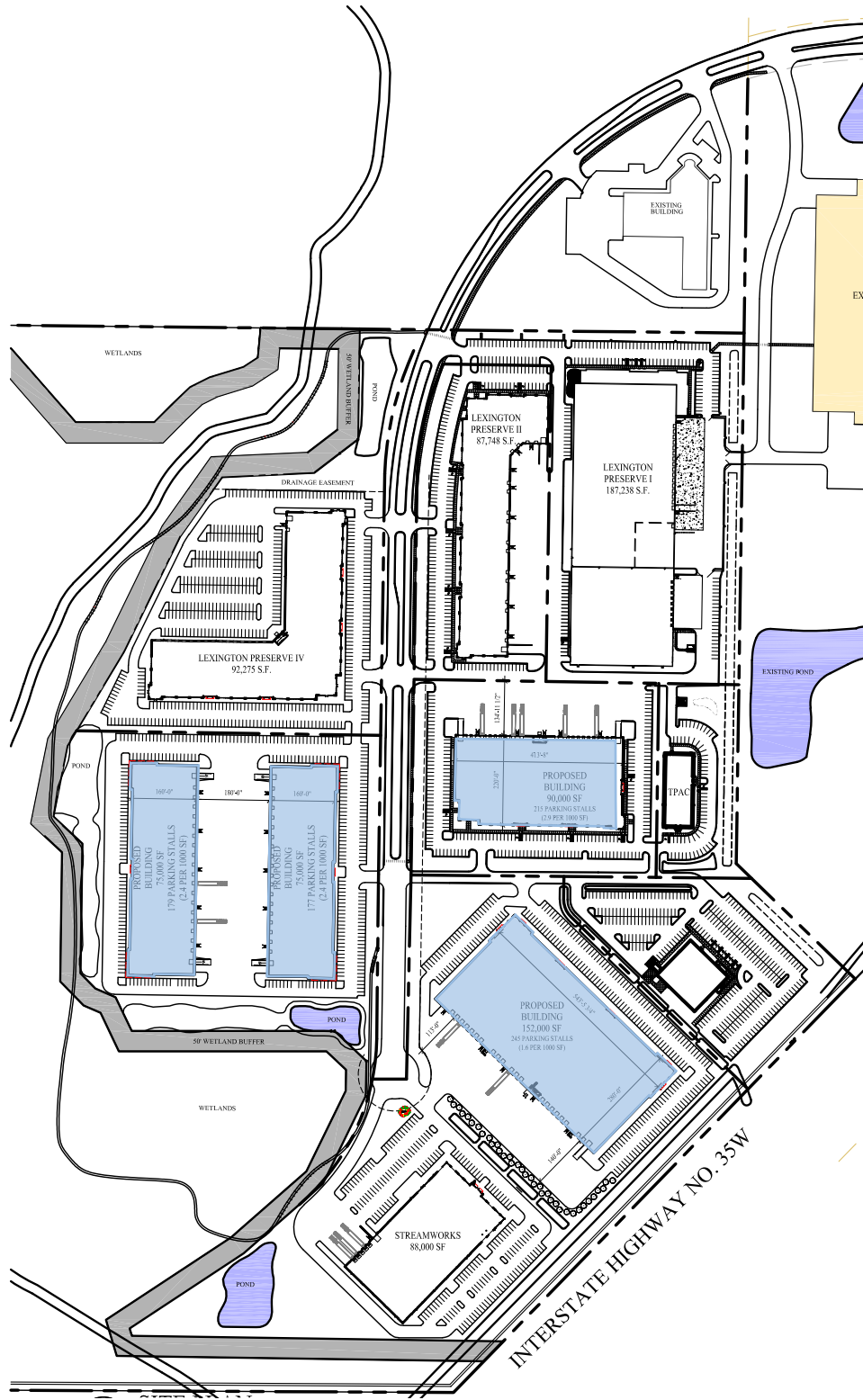
FREEWAY ACCESS

Immediate freeway access to I-35W and Lexington Ave NE

ZONING

Approved for industrial or office use







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